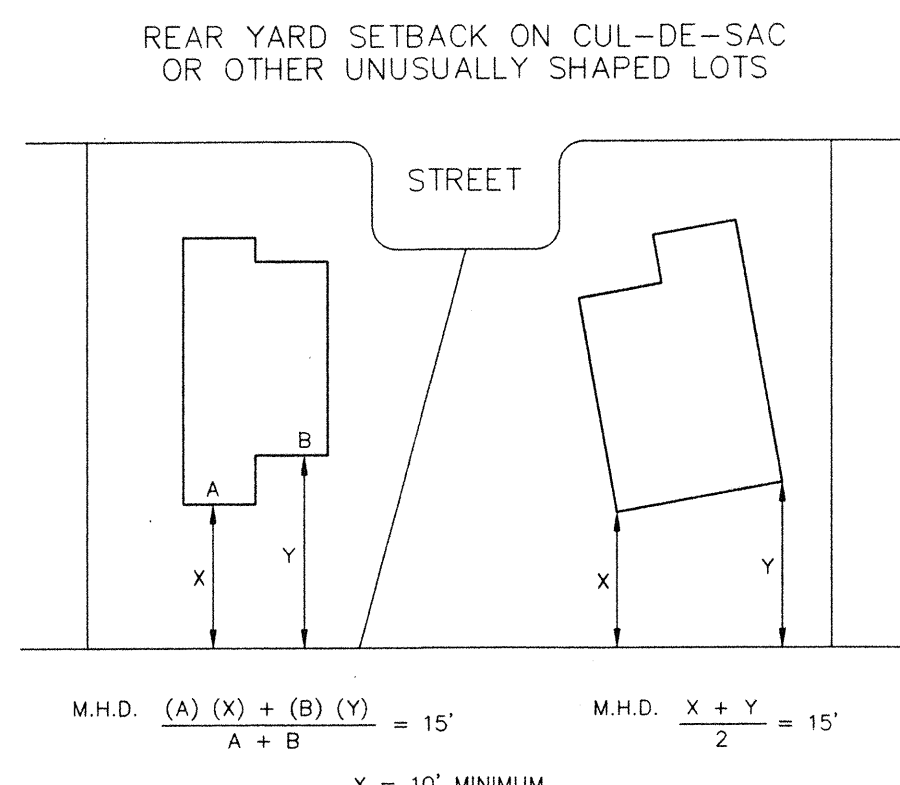
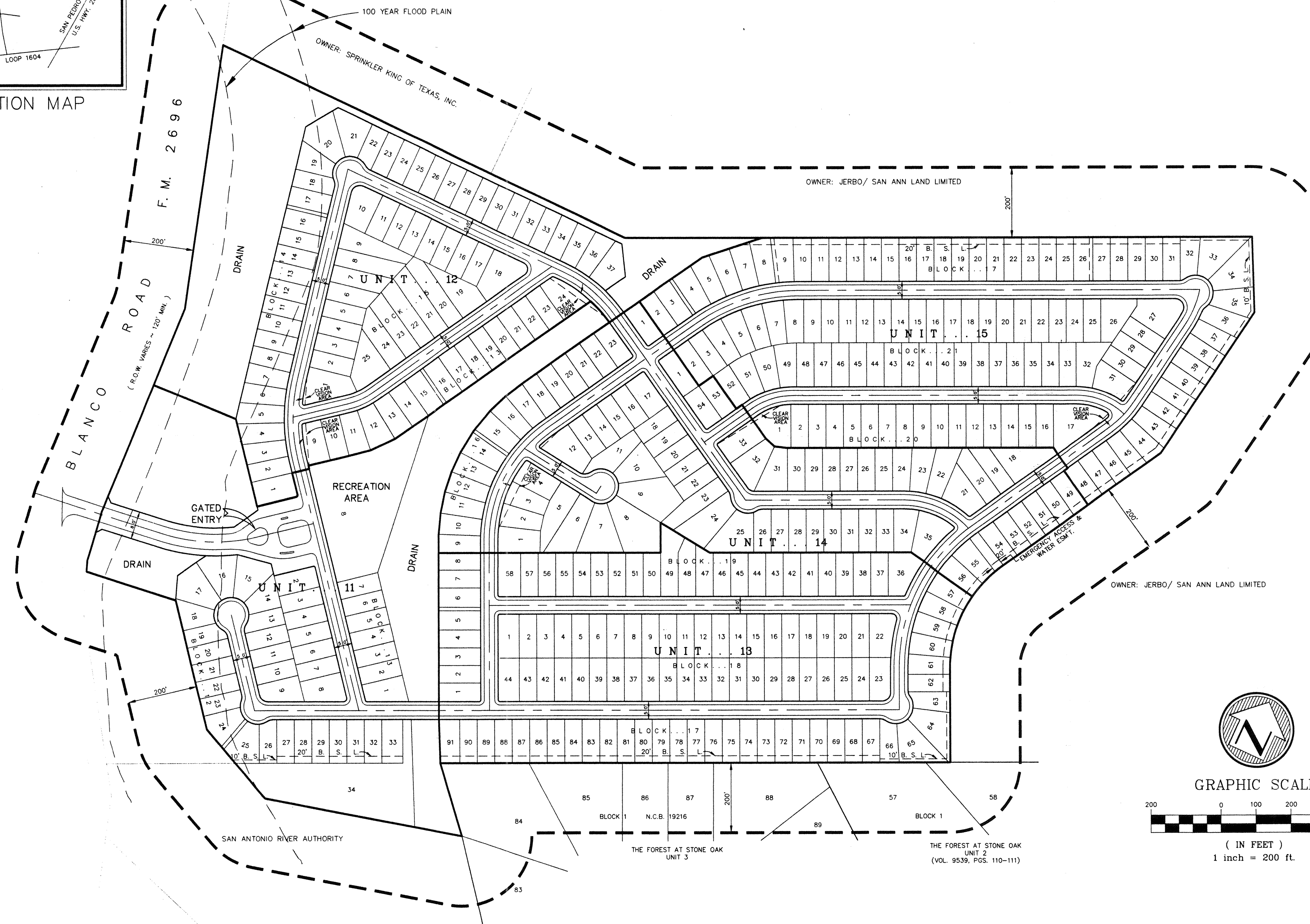
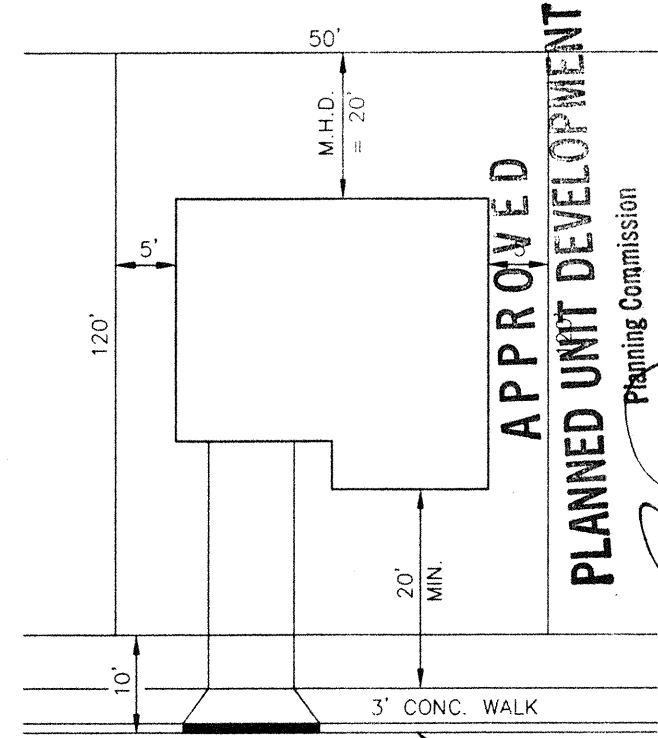


LOCATION MAP



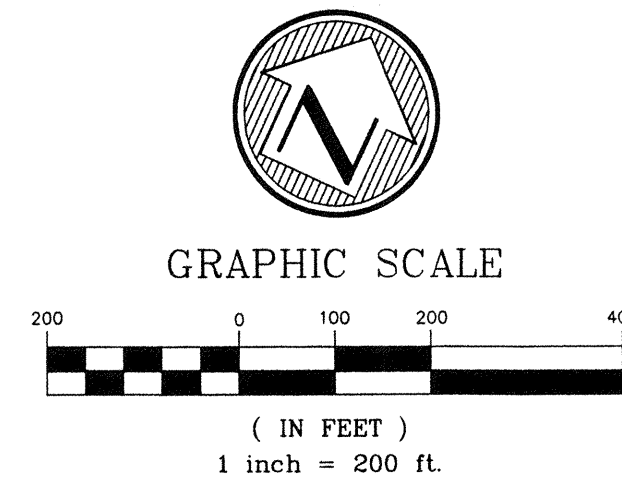
MEAN HORIZONTAL DISTANCE



TYPICAL LOT

ENVIRONMENTAL RECOMMENDATIONS

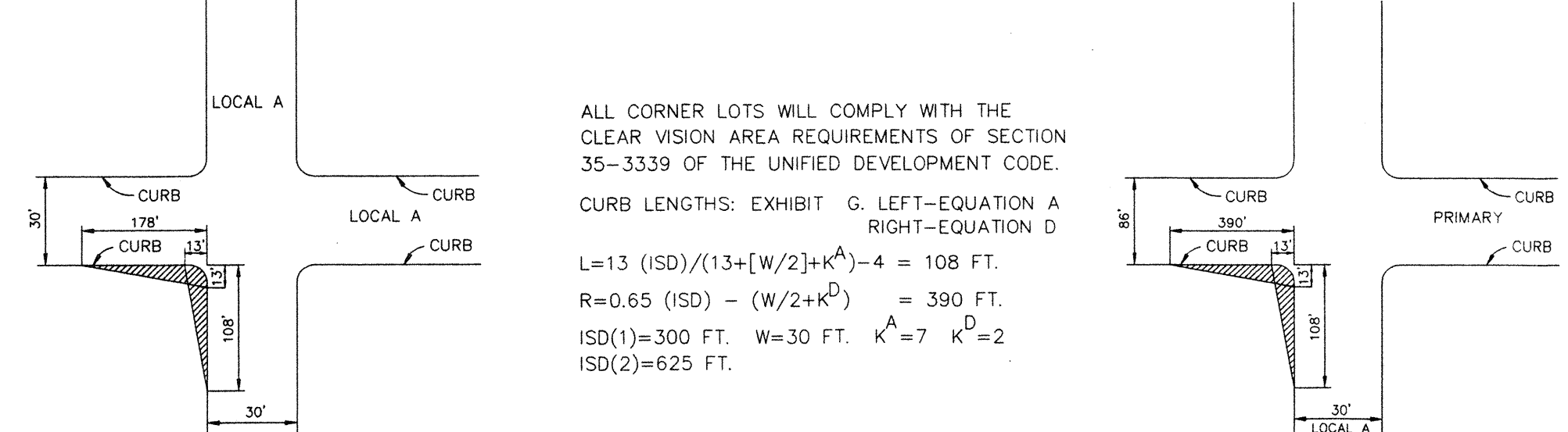
- The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:
- Prior to the release of any building permits the owner/operator of any Category 2 property shall obtain a Letter Of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
 - All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
 - For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
 - Cub Cave, Bear Cave, Hornet's Last Laugh Pit and Pendulum Pit shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 81491 or other approved criteria. The calculations for determining the buffer zone around the caves shall be submitted to and approved by SAWS prior to the commencement of construction. The caves may be buffered by having the caves surrounded by a greenbelt and/or conservation easement.
 - SAWS Aquifer Studies staff will work with the TNRCC and the owner/operator of the Tetco located at Stone Oak Parkway and Huebner Road in an effort to bring the site into compliance with the TNRCC approval letter dated December 21, 1995.
 - All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
 - All properties containing any portion of the 100-year floodplain, which have not yet been platted, shall have a 60 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
 - Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
 - A letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
 - Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
 - The storage, handling, use and disposal of all over-the-counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
 - The City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
 - The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.



NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS TELEPHONE, AND CABLE T.V. EASEMENTS.

CLEAR VISION AREA



- 421 RESIDENTIAL UNITS
- TOTAL ACREAGE 101.819 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G. LEFT-EQUATION A RIGHT-EQUATION D

$L=13 (ISD)/((13+[W/2]+K^A)-4) = 108 \text{ FT.}$

$R=0.65 (ISD) - (W/2+K^D) = 178 \text{ FT.}$

ISD=300 FT. W=30 FT. $K^A=7$ $K^D=2$

DENSITY AND OPEN SPACE RATIOS

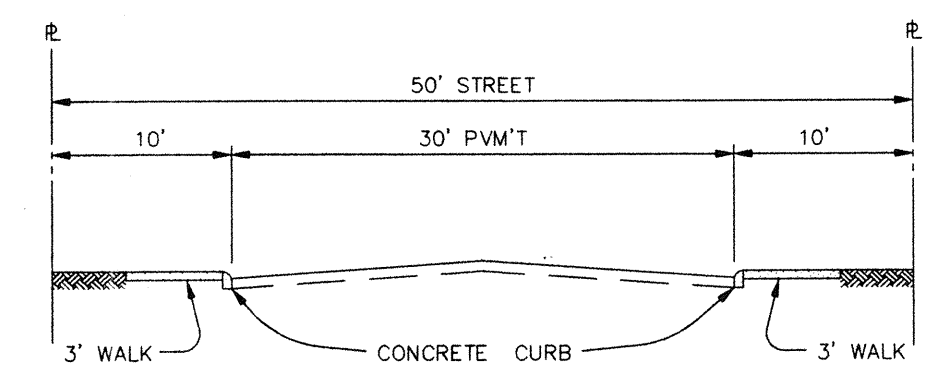
BASE ZONING DISTRICT	= (P - I) R - I
MAXIMUM DENSITY ALLOWED	= 8 UNITS PER ACRE
PROPOSED DENSITY	= 4.14 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 70%
TOTAL SPACE	= 101.819 ACRES
OCCUPIED SPACE	
10.83 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
4.93 ACRES	DRIVEWAYS (17' X 30')
14.30 ACRES	HOUSE SLABS (INCLUDES GARAGE)(TYPICAL 1480S.F.)
0.60 ACRES	RECREATION AREA
30.66 ACRES	TOTAL

NET OPEN SPACE = 71.59 ACRES

+ 101.819 ACRES

OPEN SPACE RATIO = 0.70

COLLECTOR STREET - AT ENTRY



TYPICAL STREET SECTION

NOT TO SCALE

DEVELOPER:

GORDON V. HARTMAN ENTERPRISES, INC.

1175 W. BITTERS, SUITE 200

SAN ANTONIO, TEXAS 78216-7808

PHONE: (210) 824-7804

P.U.D. PLAN

for

THE HEIGHTS AT STONEOAK II



W.F. CASTIELLA & ASSOCIATES, INC.

Engineers - Surveyors - Planners

1039 W. Midland - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

12/15/98

JOB NO. 46419.00

FILE:

DATE: 10/26/98

DESIGN:

DRAWN: B.C.

CHECKED:

SHEET 1 OF 1

99-005